

Commission for Historical and Architectural Preservation

Meeting Minutes

February 12, 2019

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:02 on February 12, 2019.

- ROLL CALL** – This meeting was chaired by Tom Liebel. Roll was called and the following commissioners were in attendance:

	Present	Absent
Tom Liebel	x	
Ann Powell	x	
Aaron Bryant		x
Cynthia Conklin	x	
Laura Penza	x	
John Bullock	x	
Larry Gibson	x	
Anath Ranon	x	
Matthew Mosca	x	
Jim French	x	
Elizabeth Nix	x	
Kate Edwards	x	
Monica Rhodes	x	

2. **APPROVAL OF MINUTES FOR January 8, 2019**

Motion made by:	Bullock
Seconded by:	Rhodes
Commission Vote:	Approve

	For	Against	Abstain	Absent
Tom Liebel				
Ann Powell	x			
Aaron Bryant				x
Cynthia Conklin	x			
Laura Penza	x			
John Bullock	x			
Larry Gibson	x			
Anath Ranon			x	
Matthew Mosca	x			
Jim French	x			
Elizabeth Nix	x			
Kate Edwards	x			
Monica Rhodes	x			
Total	11			

3. Consent Agenda

Request:	<p><u>Revisions to Historic Preservation Design Guidelines</u> Request: Add New Chapter 6 - Artistic Expression to the Historic Preservation Design Guidelines Staff Reviewer: Caitlin Audette Recommendation: Approval</p> <p><u>812 Park Avenue (Mount Vernon Historic District)</u> Request: Construct Two-story Garage at Rear of Property along Tyson Street Applicant: 812 Park Avenue LLC, owner; Eric Baiamont, Architect Staff Reviewer: Caitlin Audette Recommendation: Approval</p> <p><u>National Register Designations</u> Request: Review for Compliance with National Register Criteria for Evaluation Morgan Park Historic District National Register Nomination Greektown Historic District National Register Nomination Bayview Historic District National Register Nomination Staff Reviewer: Eddie Leon Recommendation: Approval</p> <p><u>39-41 Stockton Street (Union Square Historic District)</u> Request: Demolition Hearing One – Determination of Architectural Significance Applicant: Thomas Hamms Staff Reviewer: Walter Gallas Recommendation: Approval</p> <p><u>City Council Bill 19-0328: Urban Renewal – Hamilton Business Area – Amendment</u> Request: Review and Respond Petitioner: City Councilmember Dorsey Staff Reviewer: Stacy Montgomery Recommendation: Approval</p>
Motion made by:	Bullock
Seconded by:	Penza

Motion:	Move Approval
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Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
x			
			x
x			
x			
x			
x			
x			
x			
x			
x			
11			1

4. 214 West Mulberry Street

Request:	Demolition Hearing II- Determination of Substantial Hardship
Petitioner:	Park Avenue Partners, LLC
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Recommend Disapproval. See Staff Report.
Additional Speakers:	Dave McClaren, Ethan Marchent, Chris Janian, Councilman Costello, Johns Hopkins, Steve Shen, James Rouse, Kristin Mitchell, Ruth Turner, Henry Johnson, Bridgette Benzing
Motion made by:	Bullock
Seconded by:	Penza
Motion:	Move Staff Recommendation

		For	Against	Abstain	Absent
Tom	Liebel				
Ann	Powell	x			
Aaron	Bryant				
Cynthia	Conklin	x			
Laura	Penza	x			
John	Bullock	x			
Larry	Gibson	x			
Anath	Ranon				x
Matthew	Mosca	x			
Jim	French	x			
Elizabeth	Nix	x			
Kate	Edwards	x			
Monica	Rhodes	x			
	Total	10			2

5. 1012-1020 Morton Street (Mount Vernon Historic District)

Request:	Incorporate Two-story Historic Carriage Houses into a New Six-story Mixed-use Building
Petitioner:	Howard Chambers, Owner
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Conditional Approval. See Staff Report.
Additional Speakers:	Howard Chambers, Chris Pfaeffle, Johns Hopkins, Paula Fernances, Steve Shen, Chris Hyde, Nick Selescensic, Steve Ziger, Mary Jensen, David Koslowski, Andrew Fair.
Motion made by:	Gibson
Seconded by:	Edwards
Motion:	Disapprove Staff Recommendation and application [proposal] as presented

		For	Against	Abstain	Absent
Tom	Liebel				x
Ann	Powell	x			
Aaron	Bryant				x
Cynthia	Conklin				x
Laura	Penza		x		
John	Bullock				
Larry	Gibson	x			
Anath	Ranon	x			
Matthew	Mosca	x			
Jim	French				x
Elizabeth	Nix	x			
Kate	Edwards	x			
Monica	Rhodes	x			
	Total	6	1		5

6. 1135 Hollins Street (Union Square Historic District)

Request:	Demolition Hearing I- Determination of Architectural Significance
Petitioner:	Todd James
Staff Presenter:	Walter Gallas
Staff Recommendation:	Recommend Approval. See Staff Report.
Additional Speakers:	Daniel Redenburg
Motion made by:	Ranon
Seconded by:	Conklin
Motion:	Move Staff Recommendation

Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
x			
			x
x			
x			
			x
x			
x			
			x
x			
x			
x			
9			3

7. 1216-1226 Hollins and 14-20 South Stockton (Union Square Historic District)

Request:	Construct 10 New Rowhouses
Petitioner:	War Horse Development
Staff Presenter:	Walter Gallas
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Daniel Rodeenburg, Jim Mills
Motion made by:	Mosca
Seconded by:	Edwards
Motion:	Approve staff recommendation with suggestion to explore [that the] entire surface be done in brick veneer or other historic fabric [found] in surrounding communities

		For	Against	Abstain	Absent
Tom	Liebel				
Ann	Powell	x			
Aaron	Bryant				x
Cynthia	Conklin	x			
Laura	Penza	x			
John	Bullock	x			
Larry	Gibson	x			
Anath	Ranon	x			
Matthew	Mosca	x			
Jim	French				x
Elizabeth	Nix	x			
Kate	Edwards	x			
Monica	Rhodes	x			
	Total	10			2

Meeting Adjourned – 4:17 PM